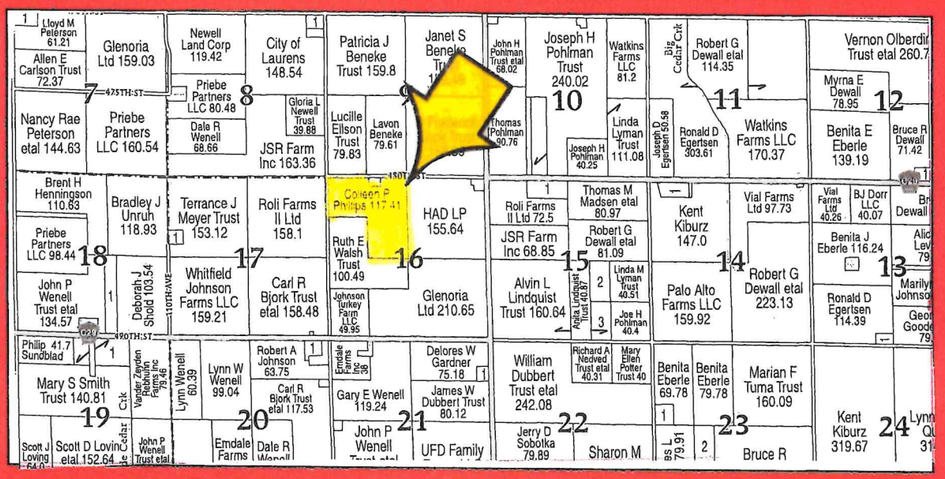
117 Acres More or Less of Land To Be Sold At Auction

Pocahontas County, Iowa
November 26~ 10:00 A.M.
Auction Location: Pocahontas American Legion, Pocahontas Iowa
LIVE and ONLINE
ONLINE Bidding Thru Equipmentfacts



Marshall 16

Directions to the farm From Laurens Iowa go 4 Miles South on County Road N-28 then go West on 480th 1/2 Mile Farm is on South Side of Road

Legal Description - N1/2 NW 1/3 ; SE1/4 NW 1/4 of Section 16, Township 92 North, 34 West , Pocahontas County Iowa

General Description - The Farm has an Average CSR 2 Rating of 83. Taxes on the farm are Approximately $3824.00 for a Full Year and Taxes will be prorated to date of closing. Live and Online

Method of Sale: The farm will be offered as acres with bidding on a per-acre basis. Bidding increments will be determined by auctioneers. All announcements made day of sale take precedence over any advertised material. All information is believed to be correct but is not guaranteed, Bidders are urged to do their own verification. Online Bidding thru equipmentfacts.

Terms of Sale: Successful bidder will be required to sign an Iowa State Bar Association approved real estate contract and pay 10% of the purchase price as down payment at the time of the sale with down payment to be held in Brandon Dodgen Law Firm Trust Account. The contract will not be contingent on obtaining financing. Balance of the purchase price is due at closing to be held on or before December 30, 2024 in the office of Brandon Dodgen attorney for the Sellers. Sellers will prorate taxes to date of closing based upon current Real Estate Taxes. Possession will be given at closing, Sellers reserve all rents for the 2024 crop year.

Attorney For Sellers Lemmenes– Dodgen Law Firm Laurens Office
Brandon Dodgen Attorney 712-841-4523

The Sale Barn Realty &Auction Are Agents For The Sellers.

Edmonds Farm Partnership - OWNER

Another Auction By

Sale Barn Realty & Auction

Pocahontas, Ia~ 712-335-3117

Rick Winegarden ~ Auctioneer/Real Estate Broker 712-358-0974

Websites: salebarn.ncn.net
Online Thru Equipmentfacts